

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33997

Property Information

property address: 3801 S TEXAS AVE

legal description: NORTH GARDEN ACRES, BLOCK 3, LOT 1, PT OF 2.3, "NORTH AVENUE STRIP CENTER"

owner name/address: DYESS, DANNA R

2814 CHERRY CREEK CIR

BRYAN, TX 77802-2926

full business name: 1<sup>st</sup> Nails, Spa, Jewelry, Tattoo Consortium, Magic Touch Salon, Helping Hand Financial, Tiny Tots Child Center

land use category: Comm - retail

type of business: Strip Center

current zoning: C2

occupancy status: Occupied

lot area (square feet): 23,024

frontage along Texas Avenue (feet): 152.93

lot depth (feet): 151.88

sq. footage of building: 7,201

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1973

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 2 type/material of sign: E/N

overall condition (specify): fair

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 33

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 7x10

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: fair

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☐ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no

meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: \_\_\_\_\_  
\_\_\_\_\_

### Outside Storage

☒ yes ☐ no (specify) trucks for daycare  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no

are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

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